+OWNERSHIP 1011664 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS
GUFFFEY BASIL	2702 PINEHURST DR	KINSTON
GUFFEY TINA	L289900/16	
2702 PINEHURST DRIVE		COUNTY/CITY OF KINSTON
KINSTON NC 28504		
DEED: 1886 461	2702 PINEHURST DR	

MAP NUMBER	CARD NO
451612779256	1
RECORD NUMBER: 12114	
ROUTE 12132000	
LISTER: LNLENGLISH 5012023	
REVIEW:	

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                +-----21----+
    3-9--+      9           F     G-9--+
+5+-+-9-H3+----+----39-----+--+-E+--9-3+
:                                      :
:                                      :
:                                      2
:                                      2
:                                      :
3                                      :
7                                   +-6+
:                          +----17---46D4
:                          :           :
:                          1           :
:                +-7-+     4           :
A                9B7-6     :           2
+--12-4          :   +--13--+          2
      +---15---+           :           :
                           :           :
                           +C----23----+
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TOPO	STREET	UTILITY	ZONING	.520 ACRES	NBHD
					0238

NOTES:

#	LAND CLASS	SIZE	*	RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2N LOT	1.00LT		25000		1.00	1.00	25000

LAND VALUE: 25000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	04CDETGAR-B	1* 1	22.12			1	1.00	.01	15000

OTHER VALUE: 15000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	COMPSHNG	1.00STHT	
CONIWALL	BRICK	GAS-PACK		'WALL	
	BRICK	GAS-PACK		3 BDRM	

RES - IMP A AYB 1995 EYB 2010

DIMENSIONS: A-DU37DR5DU2DR13DD2DR39DU2DR13DD22DL6DD4DL17DD14DL13DU6DL7DD9DL15DU4DL12 B-MR12MD4MR15MU5DR7DU
4DL7DD4 C-MU1MR27MR7MD2MR13MD8DR23DU22DL23DD22 D-MD9MR47MR23MU22DL6DU4DR6DD4 E-MU13MR70MU26ML13
DD2DL4DU2DR4 F-MU39MR57MD2ML9DU9DL21DD9DR21 G-MU37MR48MR9MU2MR2DU3DR9DD3DL9 H-MU39MR59ML2MD2ML39MU

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	2357	1.00	79.84	.7965		63.592	2357	1.00	149886				
	0111 GAS-PACK			2.00			2.000	2357		4714				
	0103 BRICK			3.00			3.000	2357		7071				
	2.00 FULL BTH			3000.00			3000.000			6000				
	2.00 FP			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	28	1.00	31.91	.8101		25.850	28	1.00	723				
C	76 GAR FINB	506	1.00	33.17	.7268		24.107	506	1.00	12198				
D	78 UTILITYB	24	1.00	28.50	1.0000		28.500	24	1.00	684				
E	83 STOOP	8	1.00	14.32	1.0000		14.320	8	1.00	114				
F	81 PORCH	189	1.00	31.91	.6658		21.245	189	1.00	4015				
G	01 SINGLE F	27	1.00	79.84	.7965		63.592	27	1.00	1716				
	0111 GAS-PACK			2.00			2.000	27		54				
	0103 BRICK			3.00			3.000	27		81				
H	01 SINGLE F	27	1.00	79.84	.7965		63.592	27	1.00	1716				
	0111 GAS-PACK			2.00			2.000	27		54				
	0103 BRICK			3.00			3.000	27		81				

HSF: 2411.00 %COMP: 100 RPCN: 196907 1.36 267793 - .07- = 219162
MKT 88.00 STRUCTURE VALUE: 111.07 QGRCN/HSF 90.90 FMV/HSF 219162

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	259162
LAND			25000	25000	100%	WD		48076LV/AC		
OTHERFEAT			15000	15000	100%	06262020				
STRUCTURE			219162	219162	100%	1886-461		TV/HSF		
TOTAL			259162	259162	100%	260000	0099%	SP/HSF		
									APPRAISED-VALUE:	259162